

MEETING MINUTES, PLANNING COMMISSION, MARCH 12, 2007

Present: Phil Tinkle, Duane O'Neal, Jerry Ott, Bruce Armstrong, Tom McClain, Tom Bridges, Carmen Madsen, Trent Pohlar, Ed Ferguson, Planning Director; Janice Nix, Recording Secretary

The meeting was called to order at 7:00 p.m. by Trent Pohlar, President.

PREVIOUS MINUTES

February 12th – Armstrong – at the top of page 2, he questioned about where the two bench signs are located that are mentioned. After discussion it was decided that the location of the 2 bench signs should be deleted from the minutes. Armstrong moved to amend the minutes, seconded by Tinkle. Vote for **approval** was unanimous, 8-0. **Motion carried.** O'Neal moved to approve the minutes as amended, seconded by Ott. Vote for **approval** was unanimous 7-0, with McClain abstaining. **Motion carried.**

I-65 Overlay Meeting February 21st - Tinkle moved to approve the minutes as mailed, seconded by Ott. Vote for **approval** was unanimous 4-0. **Motion carried.**

OLD BUSINESS

Docket PC2006-057 – Primary Plat – 3021 Stella Drive – request to amend conditions regarding future driveway cut on St. Rd. 135.

O'Neal recused himself from consideration of this docket. Pohlar asked Ferguson to give an overview of the amended conditions.

Ray Good, Attorney; Derrick Christie, Owner; and Greg Ilko, Crossroad Engineers; came forward and were sworn.

Attorney Good gave background on the previous condition at the original primary plat approval. He indicated he feels the intent was that a right in, right out entrance, with approval from the state, would be allowed in the future. Discussion ensued. It was suggested that a decision be postponed until the City Attorney is in attendance to advise the commission. Perhaps Attorney Good and the City Attorney could work together to draft an amendment and bring it back to the Commission for approval. Ott moved to **continue** to April 9, 2007, for formal proposal to be prepared for presentation to the Commission, seconded by Madsen. Ott's motion is only to continue to the next meeting, which would be April 9th (because of training session). Bridges seconded that motion. Vote for **approval** for **continuance** was 4 for, 3 against (Tinkle, Madsen, Pohlar). **Unofficial vote.** Petition is automatically continued to April 9, 2007.

O'Neal resumed his position with the commission.

Docket PC2007-012 – Site Development Plan – Drover Street Federal Credit Union – proposed to be located on lot #4, Vista Run Commercial Subdivision – 2.16 acres zoned C-3 and located at the northwest corner of E. Main & Emerson Avenue – Drover St. Federal Credit Union, owner; Building Committee, Inc., applicant.

Representatives of BCI, Chris Elins, Jeff Grinsel, and John Bayer, came forward and were sworn.

Booklets and architectural renderings were presented. Mr. Ferguson recommended that recommendation #11 of the Tech Committee Report be deleted. This is concerning the 6' sidewalk installation. All connecting sidewalks are 4' in width, and there is an existing 4 ft. walk. Overlay Committee had no recommended conditions. No waiver requested.

Tinkle moved to approve PC2007-012, subject to the recommendations of the Tech Committee being met, as amended (with the deletion of #11), seconded by Ott. Vote for **approval** was unanimous, 8-0. **Motion carried.**

Docket PC2007-017 – Site Development Plan – Easy St. Condos – proposed condominiums to be located at 1401/1411 W. County Line Rd. – Edward Garry, owner; Crossroad Engineers, representing.

Greg Ilko, Crossroad Engineers, came forward and was sworn.

Adjacent property owners were sworn. Chris Elliott, 1375 Easy St., Grwd, came forward. He is concerned about building setbacks. He is in favor of green space vrs. installation of fencing. He indicated that most neighbors are not in favor of a privacy fence. They prefer green space with plantings. The lighting that has been installed in the office building area is not acceptable and is very invasive to the adjacent property owners. Ferguson has had conversations with a couple of the homeowners. He has looked at the light fixtures and plans to go out in the night hours to view the lighting. He has asked for a photometric plan from the developer but has not received it as of this time.

After discussion it was decided to amend Tech Committee recommendation #7 to add “unless otherwise modified per written zoning commitments. Ott moved to amend the recommendations, seconded by Tinkle. Vote for approval was unanimous, 8-0.

Ott moved to approve PC2007-017, subject to the recommendations of the Tech Committee being met, as amended, seconded by Madsen. Vote for **approval** was unanimous, 8-0. **Motion carried.**

NEW BUSINESS

Docket PC2007-018 – Annexation Petition – Clark Pleasant Middle School – request to annex approx. 98.194 acres zoned R-2 Residential – located east of Sheek Rd., north of Worthsville Rd., immediately adjacent to the Clark Pleasant Intermediate School – Clark Pleasant School Corp., petitioner; Bose McKinney & Evans, LLP, attorneys, representing.

Jay Wise and Joe Calderon, Attorney, Clark-Pleasant Schools, came forward and were sworn. Members of the audience were also sworn.

This request is for annexation with existing zoning of R-2 Residential. This property is in the buffer area. Future plans are for a middle school and intermediate school addition. A concept plan was submitted with the application and was distributed to member with the staff report.

Steve Palmore, 1354 E. Worthsville Rd., Grwd. His property is part of this annexation request. He asked for explanation of the timeline of how the annexation will proceed through city approvals. Mr. Ferguson explained the 6-month process through Plan Commission, Common Council and mandatory appeal period.

Mr. Ferguson reviewed the statutory criteria with the Commission for consideration of an annexation petition.

Tinkle moved that the petition for annexation of approximately 98.194 acres known as the Clark-Pleasant Community School Corporation and Steven P. and Catherine M. Palmore Properties generally located on the North side of Worthsville Road (750N), West of Interstate I-65 and East of the Clark-Pleasant Intermediate School, which is within the area of extended jurisdiction of the City of Greenwood, Johnson County, Indiana, as set forth therein, receive a **favorable** recommendation from this Commission to the Greenwood Common Council; and that the same be certified to the Greenwood Common Council in the form presented, seconded by O’Neal. Vote for **approval** was, 7 for, 1 against (Armstrong). **Motion carried.**

NEW BUSINESS FROM THE FLOOR

Driveway waiver request – Mr. Ferguson explained that when the Subdivision Control Ordinance was amended a new maximum of 20’ width for driveways at the street was implemented. Anyone wanting to install a wider driveway must receive a waiver approval from the Commission

Dan & Mary Johnson came forward and were sworn. They are having home built on lot 168 Homecoming @ University Park. Their lot fronts on Griffith Rd. There are two lots that are part of that subdivision that front on that road. They have a 3-car garage constructed with their home. They would like to extend the pavement the width of the garage out to the roadway. Because their home fronts on Griffith Road they do not have on-street parking like the lots internally within the subdivision. The wider driveway will provide safer ingress/egress and additional off-street parking. Commission consensus was that the waiver criteria are met in this case.

Madsen moved to approve the waiver request, Section 10-511 of the Subdivision Control Ordinance, seconded by Armstrong. Vote for **approval** was unanimous, 8-0. **Motion carried.**

ANNOUNCEMENTS/REPORTS

Bench Sign Regulations -

Mr. Ferguson reviewed his memorandum to the Plan Commission. Staff recommends that bench signs be prohibited, but staff has also provided a preliminary draft of standards and regulations, should the Plan Commission and Common Council decide to permit such signs.

Jerry Nesses and members of the audience were sworn. Jud Green, Mini billboards, came forward. He briefly discussed bench signs in the area. He had an example of how to modify rules to allow bench signs that has been used in other communities. He submitted those in writing to Mr. Ferguson.

O'Neal moved to request Director to notify owners of bench signs that they are illegal and must be removed within a reasonable time frame and if not removed they will be removed by the city and also to recommend that staff prepare a text amendment to be presented to the City Council to prohibit bench signs, seconded by Madsen. Vote for **approval** was 7 for, 1 against (Armstrong). **Motion carried.**

Amendment to Rules of Procedure regarding site plans – Amendment as follows:

Article 12, Administrative Site Development Plan Approval

12.01 Delegation of Authority to Approve Site Development Plans to the Planning Director

- A. Where a Site Development Plan meets all the requirements of the Zoning; Subdivision Control; and Stormwater, Drainage and Sediment Control Ordinances, then the Plan Commission delegates authority to approve said Site Development Plan to the Planning Director; however, this delegation shall not apply to:
 - (1) Site Development Plans that require waivers, or
 - (2) Site Development Plans that are within the Interstate 65 Overlay District, unless specifically permitted by the I-65 Overlay Committee.

O'Neal moved to approve the amendment, seconded by Ott. Vote for **approval** was 7 for, 1 against (Armstrong). **Motion carried.**

March 26, 2007 – Joint Workshop – Comprehensive Plan Committee Reports & Discussions Meeting will be at 7:00 p.m. at the Greenwood Community Center.

O'Neal moved to adjourn, seconded by Madsen. Meeting was adjourned at 9:20 p.m.

JANICE NIX
Recording Secretary

TRENT POHLAR
President